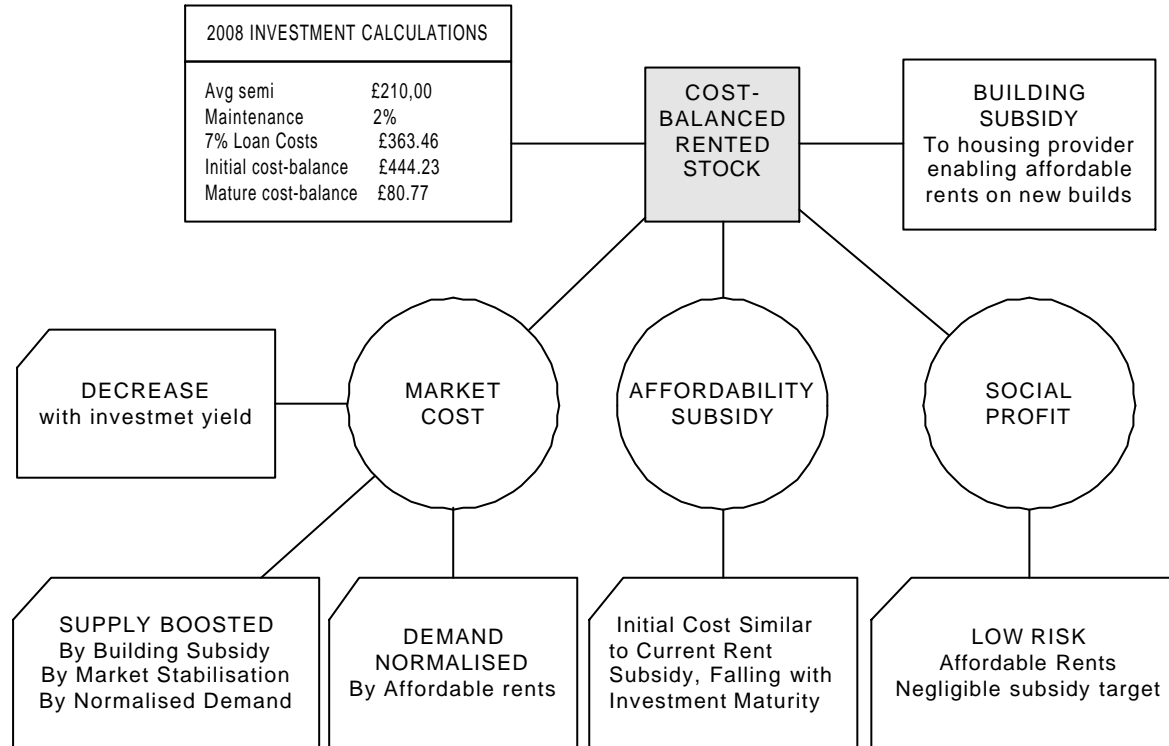


## A HOUSING POLICY of FINANCIAL INVESTMENT



## History of a Market Response

This was the financial basis of council housing from 1946-1971. Affordable rents. A dramatic rise in housing standards. Large rise in home ownership due to increasing wealth but also due to a stable house price market, within the 10% inflation band. A rapidly decreasing private rented market (57.7% to 18.8%). A vigorous supply caught up with demand by 1969.

## Unique Aspects of UK Policy

In 1946 the politically controlled town councils were chosen to implement rented housing investment. With even greater war damage, Other countries employed a great variety of private and public agencies for similar investment schemes. This difference had huge consequences for the UK.

- ◆ Council housing access became restricted for political reasons.
- ◆ Political rivalry fostered a growth in divisive attitudes between council tenants and home-owners.
- ◆ It allowed a single decision to abolish cost-balanced rents 1971.